

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Hyderabad District – Secunderabad Division – Khairatabad Mandal - Transfer of Rights on certain occupations / encroachments of specified categories of unassigned Government lands – A/O Smt. Kothapalli Aruna W/o Kothapalli prakash Goud for Premises No. 8-3-226/B/1, Yousufguda in Sy. No.108, T.S. No.19, Block 'R', Ward No. 07 of Yousufguda Village, Khairatabad Mandal to an extent of 596 Square yards – Permission accorded – Orders – Issued.

Revenue (Assignments.III) Department

G.O. Ms. No. 1359

Dated 11.11.2010.

- (1) G.O. Ms. No.166, Revenue (Assn.POT) Department dated 16.2.2008.
- (2) Application No.3709, dated 27.06.2008 of Smt. Kothapalli Aruna R/o Yousufguda Basthi, Khairatabad Mandal, Hyderabad District addressed to the District Collector – Hyderabad.
- (3) Letter No. C/1169/08, dated 02.01.2010 of the Tahsildar Khairatabad Mandal, Hyderabad District addressed to the District Collector – Hyderabad.
- (4) Letter No.R2/181/2010, dated 18.02.2010 and 26.06.2010 of the District Collector – Hyderabad addressed to the Special CS and CCLA Hyderabad.
- (5) From the Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad Ref. No. BB2/324/2010, dated 31.7.2010.

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ORDER :-

In the reference 2nd read above, Smt. Kothapalli Aruna W/o Kothapalli Prakash Goud has put in an application dated 27.06.2008 to the District Collector Hyderabad requesting for regularization of Government land measuring an extent of 563 square yards for the premises No. 8-3-226/B/1, Yousufguda, Hyderabad in Sy. No. 108 of Yousufguda Basthi, Khairatabad Mandal, Hyderabad District on payment of cost as per G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008. On receipt of the application for regularization of the land under reference the District Collector has referred the application to the Tahsildar. The Tahsildar Khairatabad Mandal has prepared details in Check-Memo.

2. In the reference 3rd read above, the Tahsildar Khairatabad in the Check-Memo has stated that the extent of land is 610 Square yards falls in Sy. No. 108, TS No.19, block 'R', Ward No.7 of Yousufguda Village, Khairatabad Mandal. The land under reference is classified as " G (Sarkari Poramboke)". Nature of the use as indicated that " commercial use at prime locality" and recorded as unobjectionable. With regard to possession of the land, it has been recorded in the Check Memo that (1) Document No. 1537/1996 and (2) Document No. 1862 / 1996. Date of water supply connection indicated as Receipt No.43, dated 29.11.1996. Basic Value of the land has been shown as Rs.6,600/- per Square Yard as on 31.12.2003.

3. The District Collector – Hyderabad in his letter dated 18.2.2010 addressed to CCLA has submitted that one Smt. Kothapalli Aruna W/o Kothapalli prakash Goud has filed application as per G.O. Ms. No.166, dated 16.2.2008 for Transfer of Rights of Government land in premises No.8-3-226/B/1, Yousufguda to an extent of 610 Square yards. The Tahsildar khairatabad has reported that the applied land falls in Sy. No. 108, TS No.19, Block R, Ward No.07 of Yousufguda Village, Khairatabad Mandal which is classified as " G (Sarkari Poramboke)". The applicant has submitted the Registered Sale Deed No. 1862/1996 and 1537/1996.

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4. The District Collector – Hyderabad has further submitted that the above land was inspected by the District Level Committee Members and recommended the case in the District Level Committee held on 15.2.2010 for the applied area to an extent of 610 Square Yards. The Committee has recommended the case for regularization and requested to forward the application to the CCLA for placing the same before the State Level Committee headed by the CCLA. The District Collector has calculated the amount as per the matrix of G.O. Ms. No.166, dated 16.2.2008 for the land of 610 Square Yards comes to Rs.48,22,950/- after allowing the depreciation etc.

5. The District Collector in his another letter dated 26.6.2010 addressed to CCLA the District Collector – Hyderabad has submitted that the District Collector was requested to send the justification report along with Sub-Registrar's Report and the revised calculation sheet for the extent of 596 Square Yards as per the recommendations of State Regularization Committee. The District Collector has further submitted that the matter was re-examined and found the land applied for regularization in Premises No. 8-3-226/B/1, Yousufguda situated at Sy. No.108, TS No.19, Block F, Ward No.07 of Yousufguda Village, khairatabad Mandal to an extent of 596 Square yards is a prime locality and in commercial use covered with two commercial business shops and car servicing centre etc and there are no residential houses on the said land.

6. The District Collector also submitted the revised calculation sheet along with original record for the extent of 596 Square Yards while taking basic value of Rs.6,600/- per Square Yard as on 31.12.2003 as reported by the Joint Registrar-I, Hyderabad (South) as the land in question is in prime locality and in commercial use. The District Collector has calculated the amount for 596 Square Yards is Rs.46,86,082/-.

7. In the reference 5th read above, the Special CS and CCLA in his letter dated 31.7.2010 addressed to Government has informed that the proposal of the District Collector i.e. the application of Smt. Kothapalli Aruna W/o Prakash Goud in respect of Premises No. 8-3-226/B/1, Yousufguda in Sy. No.108 TS No.19, Block R, Ward No.07 of Yousufguda Village khairatabad Mandal to an extent of 610 Square Yards on payment of basic value of Rs.6,600/- per Square yard and the total amount payable is Rs.48,22,950/- (Rupees forty eight lakhs twenty two thousand nine hundred and fifty only). Further the Collector, Hyderabad has submitted a further report that the basic value as on 31.12.2003 was Rs.4,400/- per Square Yard and the total amount payable is Rs.32,15,300/-. The Special CS & CCLA has further submitted that the above proposal was placed before the Regularization Committee in its meeting held on 19.4.2010. The Special CS & CCLA finally while enclosing a copy of minutes of the Regularization Committee and the record of the file has requested the Government to issue necessary orders in the matter.

8. Government have examined the matter in the light of the policy guidelines issued in G.O. Ms. No. 166, Revenue (Assn.POT) Department dated 16.2.2008 and after careful consideration of the recommendations of the Regularization Committee hereby accord permission for transfer of rights of Government land an extent of 596 square yards for Premises No. 8-3-226/B/1, Yousufguda in Sy. No.108, T.S. No.19, Block 'R', Ward No. 07 of Yousufguda Village, Khairatabad Mandal in favour of Smt. Kothapalli Aruna W/o Kothapalli Prakash Goud on payment of conversion charges of Rs. 46,86,082/- (Rupees forty six lakhs eighty six thousand and eighty two only) as per G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008. The above transfer of rights subject to ensuring the following conditions.

- (i) It is to be ensured that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.

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- (ii) The Registered Document should be verified about its validity and genuineness and to be attested as recommended by the CCLA Committee before issuing Notice to the applicant for payment of charges.
- (iii) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.
- (iv) An Affidavit should be obtained from the applicant that he / she shall forego his / her right in all the pending cases and with drawal of L.G. / S.L.P. cases pending before the Land Grabbing Court and other Courts etc.
- (v) All other conditions prescribed in G.O. Ms. No.166, should be followed.

9. The Special Chief Secretary and Chief Commissioner of Land Administration, A.P. Hyderabad and the District Collector – Hyderabad shall take necessary further action accordingly.

10. The original records of O/o the District Collector – Hyderabad file bearing C.No.R2/181/2010 containing 7 pages of Note File and 143 pages of Current File is returned herewith returned to the District Collector – Hyderabad. The receipt of the records may kindly be acknowledged.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Chief Secretary and Chief Commissioner
Of Land Administration, AP Hyderabad.
The District Collector – Hyderabad.
(with records)

Copy to:
The Applicant
(thro' Collr. Hyd)

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/ Forwarded :: By Order /

SECTION OFFICER